



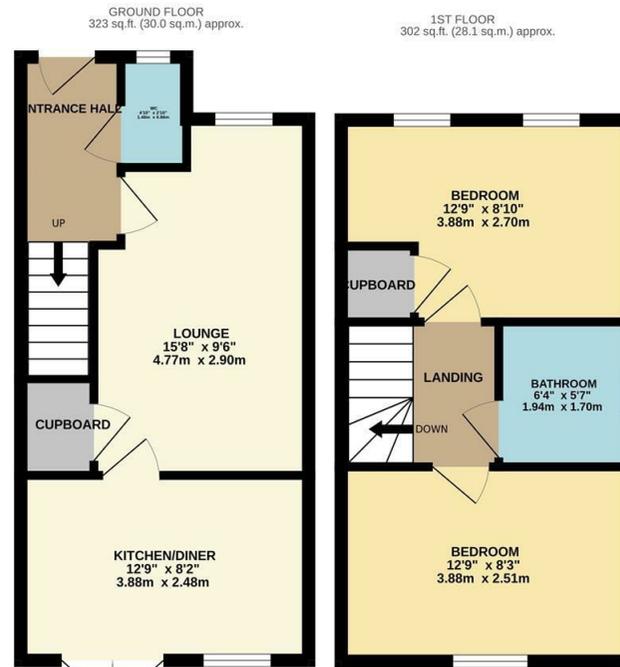
**Brambling Crescent, Gilden Park, CM17 0GF**  
**£375,000**

2 1 1 B

# Brambling Crescent, Gilden Park, CM17 0GF

Located in the highly desirable Gilden Park Development is this immaculately presented, two double bedroom home with a landscaped rear garden and driveway for two vehicles. Inside there is a bright entrance hallway leading to a lounge, modern kitchen/diner with a range of fitted wall and base units with integrated appliances and a cloakroom/WC, whilst upstairs there are two double bedrooms and a family bathroom with a white three piece suite. The beautiful rear garden is tiered with a blend of artificial lawn, patio and decked areas, with a shed and side access leading out to the front where there is a driveway. Brambling crescent is located at the top of Gilden Park, just off Wagtail Crescent, with excellent local schools, shops, open fields, Harlow Mill Train Station and the M11 junction all close by.

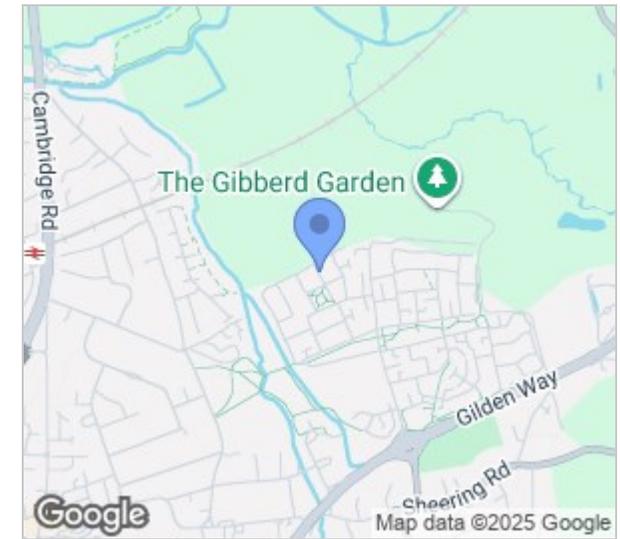
Please note there is an estate charge with this development.



BC/REYLAND/JOHNSON

TOTAL FLOOR AREA: 625 sq.ft. (58.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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